

136.0

0003

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,102,900 / 1,102,900

1,102,900 / 1,102,900

1,102,900 / 1,102,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FOSKETT CHARLES T-ETAL

Owner 2: FOSKETT MARY ANNA

Owner 3:

Street 1: 101 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	90.	0.72	10									648,000						648,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10000.000		450,500		4,400		648,000		1,102,900						87523	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					07/26/16	



USER DEFINED

Prior Id # 1:	87523
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:51:57
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID									Parcel ID		136.0-0003-0024.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	450,500	4400	10,000.	648,000	1,102,900	1,102,900	Year End Roll	12/18/2019		
2019	101	FV	339,400	4400	10,000.	684,000	1,027,800	1,027,800	Year End Roll	1/3/2019		
2018	101	FV	339,400	4400	10,000.	504,000	847,800	847,800	Year End Roll	12/20/2017		
2017	101	FV	339,400	4400	10,000.	482,400	826,200	826,200	Year End Roll	1/3/2017		
2016	101	FV	324,400	4400	10,000.	446,400	775,200	775,200	Year End	1/4/2016		
2015	101	FV	306,300	4400	10,000.	374,400	685,100	685,100	Year End Roll	12/11/2014		
2014	101	FV	306,300	4400	10,000.	365,800	676,500	676,500	Year End Roll	12/16/2013		
2013	101	FV	306,300	4400	10,000.	348,500	659,200	659,200		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12697-45		9/9/1974		55,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2015	1802	Addition	126,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
11/21/2008	Meas/Inspect	355	PATRIOT
11/4/1999	Meas/Inspect	266	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	16 - Stone Vene	10 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

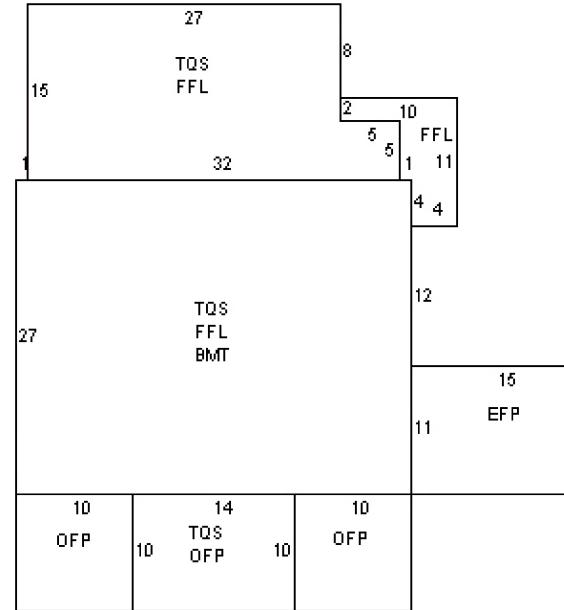
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1950	22.72	T	40	101			4,400			4,400

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:	1	Rating:	Average
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SINK IN BMT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 11 BRs: 6 Baths: 1 HB: 1	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.06584156
Const Adj.:	1.00289965
Adj \$ / SQ:	138.961
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553480
Depreciation:	102947
Depreciated Total:	450533

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	152.86
Special Features:	0	Val/Su Net:	114.11
Final Total:	450500	Val/Su SzAd:	178.42

PARCEL ID

136.0-0003-0024.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,409	138.960	195,796						
TQS	3/4 Story	1,116	138.960	155,081						
BMT	Basement	918	41.690	38,270						
OPF	Open Porch	340	21.410	7,281						
EFP	Enclos Porch	165	43.850	7,236						
Net Sketched Area:				3,948	Total:		403,664			
Size Ad	2525	Gross Are	4320	FinArea	2525					

IMAGE

AssessPro Patriot Properties, Inc